

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on TUESDAY 4 SEPTEMBER 2012 commencing at 3.00 p.m.**

**PRESENT:** Councillors Alexander; Buchanan, Chalmers, Mahoney and McLuckie.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillors Black, Mahoney, Meiklejohn and Turner.

**ATTENDING:** Development Manager; Senior Planning Officer (A Finlayson) (for application P/12/0314/PPP); Planning Officer (J Seidel) (for application P/12/0174/FUL); Network Co-ordinator; Solicitor (K Quin); and Committee Officer (A Sobieraj).

**P77. EXTENSION TO DWELLINGHOUSE AT 21 STANDRIGG ROAD, BRIGHTONS, FALKIRK FK2 0GN FOR MR CAMPBELL BRAID - P/12/0174/FUL**

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P65 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for full planning permission for a extension to the an upper floor of an existing two storey dwellinghouse above the existing garage and a ground floor rear extension to the property at 21 Standrigg Road, Brightons, Falkirk.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

Mr Braid, the applicant, was heard in relation to the application. The applicant indicated that his agent had been caught in traffic and submitted apologies for the meeting.

Mr Thomson, an objector, was heard in relation to the application.

Mr Surphlis, an objector, was heard in relation to the application.

Mr Norris, an objector, was heard in relation to the application.

Ms Short, an objector, was heard in relation to the application.

The objections included the following issues:-

- The loss of daylight and sunlight to adjacent dwellinghouses and garden ground;
- The loss of privacy;

- The scale, design and massing of the proposed front extension is not in keeping with the original dwellinghouse or the surrounding area;
- The adverse impact on drainage;
- The inaccuracies in the submitted plans;
- That a similar planning application was refused at 19 Standrigg Avenue;
- The application would set a precedent for two storey front extensions;
- The design and size of proposed rear extension could impact the amenity of surrounding properties;
- There lack of sufficient garden ground to accommodate the proposals and the overdevelopment of the available plot;
- The proposal not being in accordance with the Supplementary Planning Guidance Note (SPGN) on 'House Extensions and Alterations'; and
- The application having a negative affect on house values in the area.

Questions were then asked by Members of the Committee.

Councillor Murray, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 19 September 2012.

**P78. DEVELOPMENT OF LAND FOR RESIDENTIAL USE ON LAND TO THE WEST OF SCHIEHALLION, FALKIRK FOR MS JACKIE KEMP - P/12/0314/PPP**

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P67 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for planning permission in principle for the development of land for the erection of five detached dwellinghouses on land to the west of Schiehallion, Sheildhill, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

Mr Smith, the applicant's agent, was heard in relation to the application.

Ms Kemp, the applicant, was heard in relation to the application.

The Convener read out an email from Mr Maxwell, a supporter, in relation to the application. The applicant indicated apologies from the other supporters unable to attend.

The areas of support included the following issues:-

- The existing business providing a positive impact to the local economy and the leisure opportunities;
- The nationally recognised facility with a high level of visits annually and wideranging calibre events;
- The use of the facility for wider sporting areas; and

- The local employment opportunities.

Questions were then asked by Members of the Committee.

Councillor Murray, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 19 September 2012.